



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held September 9, 2008, the Board took the following action:

46

At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Negative Declaration relating to property located at 1535 West 120<sup>th</sup> Street, West Athens-Westmont Zoned District, petitioned by Jim Green on behalf of South Coast Communities, as further described in the attached letter dated June 25, 2008 from the Director of Planning:

Local Plan Amendment Case No. 2006-00006-(2), an amendment to the West-Athens-Westmont Neighborhood Plan Land Use Policy Map from RD 2.3 to RD 3.1

Zone Change Case No. 2006-00007-(2), from R-1 to RPD-5,000-10U

Conditional Use Permit Case No. 2006-00158-(2), to allow a planned residential development in compliance with Residential Planned Development zone provisions, including modification to building separation from 10 ft to 7 ft, reduce rear yard setback for Unit 21 from 15 ft to 5 ft and allow a 6 ft high wall within front yard setback

Vesting Tentative Tract Map Case No. 067377-(2), to allow the residential development of one multi-family lot with 69 detached condominium units and one private park lot on 7.0 gross acres

(Continued on Page 2)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Ramon Cordova, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

“Re: Zone Change Case Number 2006-00007-(2); Community Plan Amendment Case Number 2006-00006-(2); Conditional Use Permit Case No. 2006-00158-(2); Vesting Tentative Tract Map Number 067377.

“Approval of this application will authorize development of 69 detached condominium units on a 6.87 acre parcel of land located at 1535 West 120<sup>th</sup> Street in the West Athens/Westmont community. The site is conveniently located near a Metro Green Line station, and also very close to the 105 and 110 Freeway corridor.

“This is an area of the unincorporated County that has not experienced new residential development for the past 25 years. The site was formerly used for oil production, and currently contains abandoned wells and storage tanks. The estimated remediation costs for this property are \$2,450,000. Not many developers are willing to develop sites such as this one. There are other sites in the immediate vicinity of this one that suffer from similar problems, and I hope that the approval of this project will encourage the owners of those other vacant residential lots to follow the lead of this developer.

“The density of this project is consistent with existing community development patterns, and a noteworthy amenity of this project is that it contains a 2.3 acre open space private park for the residents’ use. I am impressed by the carefully designed landscaping plan, and I am also impressed with the attention to detail given to the front wall design, which does a nice job of integrating this new development with the surrounding community, and could serve as a catalyst for future development of nearby properties.”

(Continued on Page 3)

On motion of Supervisor Burke, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Negative Declaration (ND) prepared for the project together with any comments received during the public review process; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment, that the project has no effect on fish and wildlife services, and that the ND reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Local Plan Amendment Case No. 2006-00006-(2), Zone Change Case No. 2006-00007-(2), Conditional Use Permit Case No. 2006-00158-(2), and Vesting Tentative Tract Map Case No. 067377-(2); and
3. Instructed County Counsel to prepare the necessary plan amendment resolution, ordinance and findings and conditions, for final approval.

04090908\_46

#### Attachments

#### Copies distributed:

Each Supervisor  
County Counsel  
Director of Planning  
Acting Director of Public Works  
Jim Green